

Staff Summary Report

City Council Meeting Date: 04/03/08

Agenda Item Number: 18

SUBJECT: This is a request for a Final Subdivision Plat for CAMPUS EDGE located at 922 East Apache Boulevard.

DOCUMENT NAME: 20080403dsrl02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CAMPUS EDGE (PL070224)** (Nelson Companies 2, LLC., owner; Site Consultants Inc., applicant) for a mixed-use project for residential and commercial space on 1.50 acres, located at 922 East Apache Boulevard, in the MU-4, Mixed Use High Density District, Transportation Overlay and Planned Area Development Overlay. The request includes the following:

SBD07021 – Final Subdivision Plat for one lot on 1.5 net acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

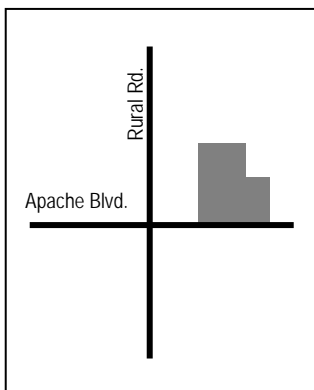


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to one (1) condition

ADDITIONAL INFO:



Gross Site Area	1.53 acres
Net Site Area	1.50 acres

PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
3. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-5. Subdivision Plat

COMMENTS:

The applicant is requesting approval for a Final Subdivision Plat for a mixed-use residential and commercial development consisting of a mid-rise building with two wings totaling 269,640 square feet, including residential student housing (132 units) and ground floor commercial on approximately 1.5 acres. The site is near the future Light Rail Transit line and within walking distance to the Arizona State University campus. To the west of the project exists a Taco Bell drive-through site. To the east is an abandoned motel site. To the north are existing apartment complexes.

The original project proposed for condominiums received approval by City Council on September 7, 2006 for a Zoning Map Amendment from CSS to MU-4(TOD), and a Planned Area Development Overlay. The project had modified the previous approved plans to provide student housing and received approvals for an Amended Planned Area Development Overlay from City Council on February 21, 2008. The Development Review Commission on September 25, 2007 approved a preliminary subdivision plat for this request, and on February 26, 2008 approved a Development Plan Review for site plan, building elevations, and landscape plan. The subdivision plat will conclude the planning entitlements for this project, pending building permit review for future construction. Staff recommends approval of the request subject to conditions.

REASONS FOR APPROVAL:

1. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

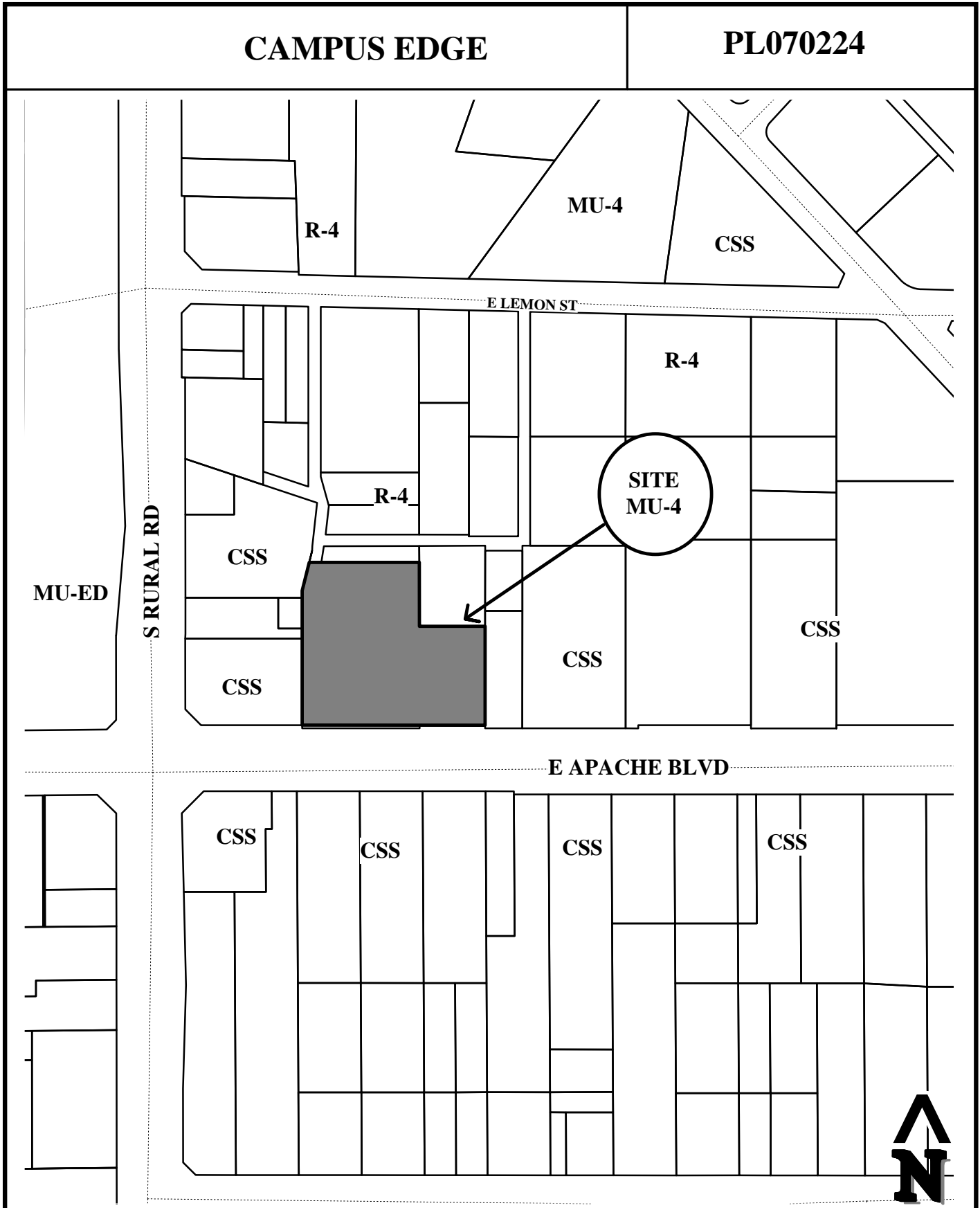
1. The Subdivision Plat for CAMPUS EDGE shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before April 3, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

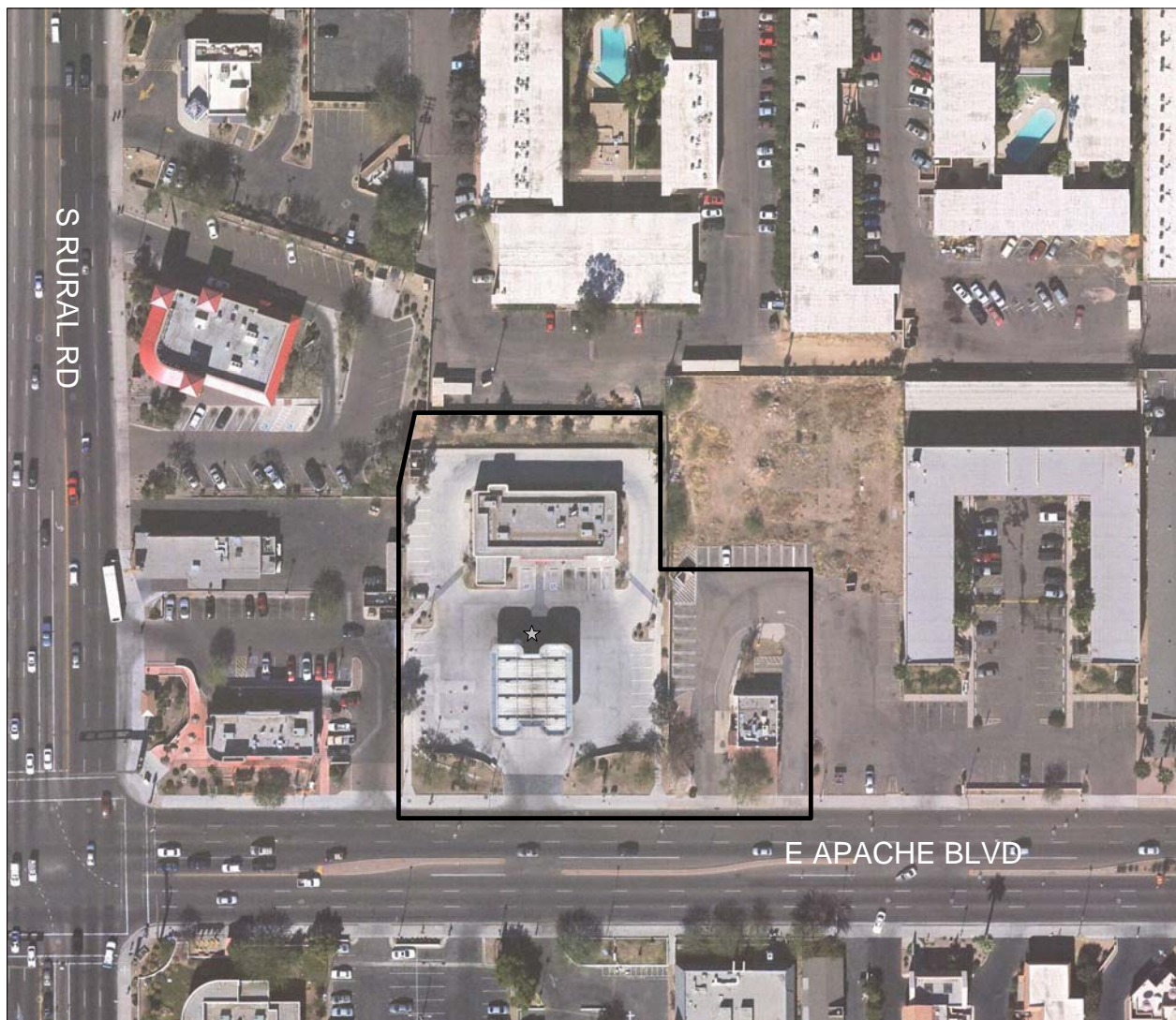
HISTORY & FACTS:

May 8, 2006	Apache Boulevard Project Area Committee recommended approval of the Campus Edge mixed-use project at 922 East Apache Boulevard.
June 6, 2006	Neighborhood meeting held by the applicant to discuss the Campus Edge project, subject to the provisions of the Zoning and Development Code, Section 6-402.
July 25, 2006	Development Review Commission heard the request by Campus Edge Condominiums and recommended approval for a Zoning Map Amendment and a Planned Area Development Overlay, approved the request for a Development Plan Review consisting of site plan, building elevations, and landscape plan; located at 922 East Apache Boulevard.
August 17, 2006	City Council introduced and held the first public hearing for Campus Edge Condominiums for a Zoning Map Amendment and a Planned Area Development Overlay, located at 922 East Apache Boulevard.
September 7, 2006	City Council held the second public hearing for Campus Edge and approved the request for a Zoning Map Amendment and a Planned Area Development Overlay, located at 922 East Apache Boulevard.
September 25, 2007	Development Review Commission approved a Preliminary Subdivision Plat for CAMPUS EDGE located at 922 East Apache Boulevard.
November 5, 2007	The Apache Boulevard Project Area Committee reviewed the request for an Amended PAD for Campus Edge and recommended approval of the development as revised from original proposal (13-2 Vote).
January 3, 2008	A neighborhood meeting was held by the applicant to discuss the proposal of an Amended Planned Area Development Overlay and Development Plan for Campus Edge. The meeting was held at the Police Substation at 1855 East Apache Boulevard.
January 22, 2008	The Development Review Commission recommended approval for an Amended Planned Area Development Overlay and continued the Development Plan Review to February 26, 2008 for CAMPUS EDGE located at 922 East Apache Boulevard.
February 7, 2008	City Council introduced and held the first public hearing for an Amended Planned Area Development Overlay for CAMPUS EDGE located at 922 East Apache Boulevard.
February 21, 2008	City Council held the second public hearing and approved the request for an Amended Planned Area Development Overlay for CAMPUS EDGE located at 922 East Apache Boulevard.
February 26, 2008	Development Review Commission approved the request for a new Development Plan Review for CAMPUS EDGE located at 922 East Apache Boulevard.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions





CAMPUS EDGE (PL070224)

~~ATTACHMENT 3~~

REV.	
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REV.	

Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PROJECT NO:	1842
SCALE:	N.T.S.
DRAWN BY:	DNF
CHECKED BY:	MA
DATE:	12-07-07
INCHES:	1/4"=1'-0"

2 3



RECO7035

CAMPUS EDGE

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PARCEL NO. 1: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESIGNATED AS TRACT "H" IN JUDGMENT RECORDED JULY 6, 1951, IN DOCKET 773, PAGE 71, RECORDS "H" OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SAID SECTION 23, MARKED BY AN IRON PIPE, RUN S 89° 53' EAST, 187.5 FEET TO THE POINT OF BEGINNING; ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 23, BEARING (ASSUMED), ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 423 FEET; THENCE NORTH 316.00 FEET TO A POINT OF WHICH IS THE NORTHEAST CORNER OF THIS TRACT "H"; AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 53' WEST FOR 153.69 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF THIS TRACT "H"; THENCE SOUTH 13° 43' WEST, ALONG THE EASTERLY BOUNDARY LINE OF A TWENTY-FOOT (20') WIDE PREScriptive EASEMENT FOR 47.36 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE TRACT "H"; THENCE SOUTH 89° 53' EAST FOR 166.92 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THIS TRACT "H"; THENCE NORTH FOR 48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET NORTH AND 241.5 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF PARCEL 132-73-106;

THENCE NORTH 89° 58' EAST ALONG THE NORTH LINE OF THE TEMPE-MESA HIGHWAY 187.5 FEET;
THENCE SOUTH 00° 07' WEST 220 FEET;
THENCE SOUTH 89° 58' WEST, ALONG A FENCE, 187.5 FEET;
THENCE SOUTH 00° 07' EAST 220 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED):

PARCEL NO. 3: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 23, MARKED BY AN IRON PIPE FIXED IN THE CENTER LINE OF THE PAVEMENT OF THE TEMPE-MESA STATE HIGHWAY;

THENCE NORTH (ASSUMED BEARING), 508.05 FEET TO AN IRON STAKE AT THE INTERSECTION OF THE LINE OF SAID TEMPE-MESA STATE HIGHWAY AND THE LINE OF SAID NORTHWEST QUARTER OF SECTION 23, WITH THE CENTER LINE OF THAT CERTAIN PREScriptive EASEMENT AS DESCRIBED IN DOCKET 773, PAGE 74, RECORDS OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 71° 35' 30" EAST, A DISTANCE OF 34.78 FEET TO A POINT;
THENCE SOUTH 10.54 FEET TO A POINT;

THENCE SOUTH 71° 35' 30" EAST ALONG THE SOUTHERLY LINE OF SAID PREScriptive EASEMENT, A DISTANCE OF 246.11 FEET;
THENCE SOUTH 6° 15' WEST A DISTANCE OF 76.67 FEET ALONG THE WESTERLY LINE OF SAID EASEMENT TO A POINT;

THENCE SOUTH 13° 43' WEST, A DISTANCE OF 47.36 FEET ALONG THE WESTERLY LINE OF SAID EASEMENT TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN PARCEL NO. 2, BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89° 53' EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 20.58 FEET;

THENCE NORTH 13° 43' EAST ALONG THE WESTERLY LINE OF TRACT "H", AS DESCRIBED IN SAID DOCKET 773, PAGE 71, A DISTANCE OF 47.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT "H";

THENCE NORTH 89° 53' WEST A DISTANCE OF 20.58 FEET TO THE WESTERLY LINE OF SAID PREScriptive EASEMENT;

THENCE SOUTH 13° 43' WEST, A DISTANCE OF 47.36 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: (AS DESCRIBED IN TITLE COMMITMENT 20061439 PROVIDED BY TITLE MANAGEMENT AGENCY)

THE WEST 105 FEET OF THE EAST 165 FEET OF THE WEST 594 FEET OF THE SOUTH 343 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 50 FEET THEREOF; AND
EXCEPT THE NORTH 130 FEET THEREOF.

PROJECT DATA:

GROSS AREA - 1.5298 ACRES; MORE OR LESS
NET AREA - 1.4985 ACRES; MORE OR LESS

CERTIFICATION OF ASSURED

WATER SUPPLY:

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DESIGNATED WATER SERVICE AREA OF THE "CITY OF TEMPE", ARIZONA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

NOTES:

- 1.) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) THE CITY OF TEMPE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES, AND LANDSCAPED AREAS WITH THE PROJECT.

REV.	
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113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PROJECT NO:	1442
SCALE:	1" = 20'
DRAWN BY:	DMF
CHECKED BY:	MA
DATE:	12-07-07
DWG:	1442-PP-3

3
OF
3



RECO7035

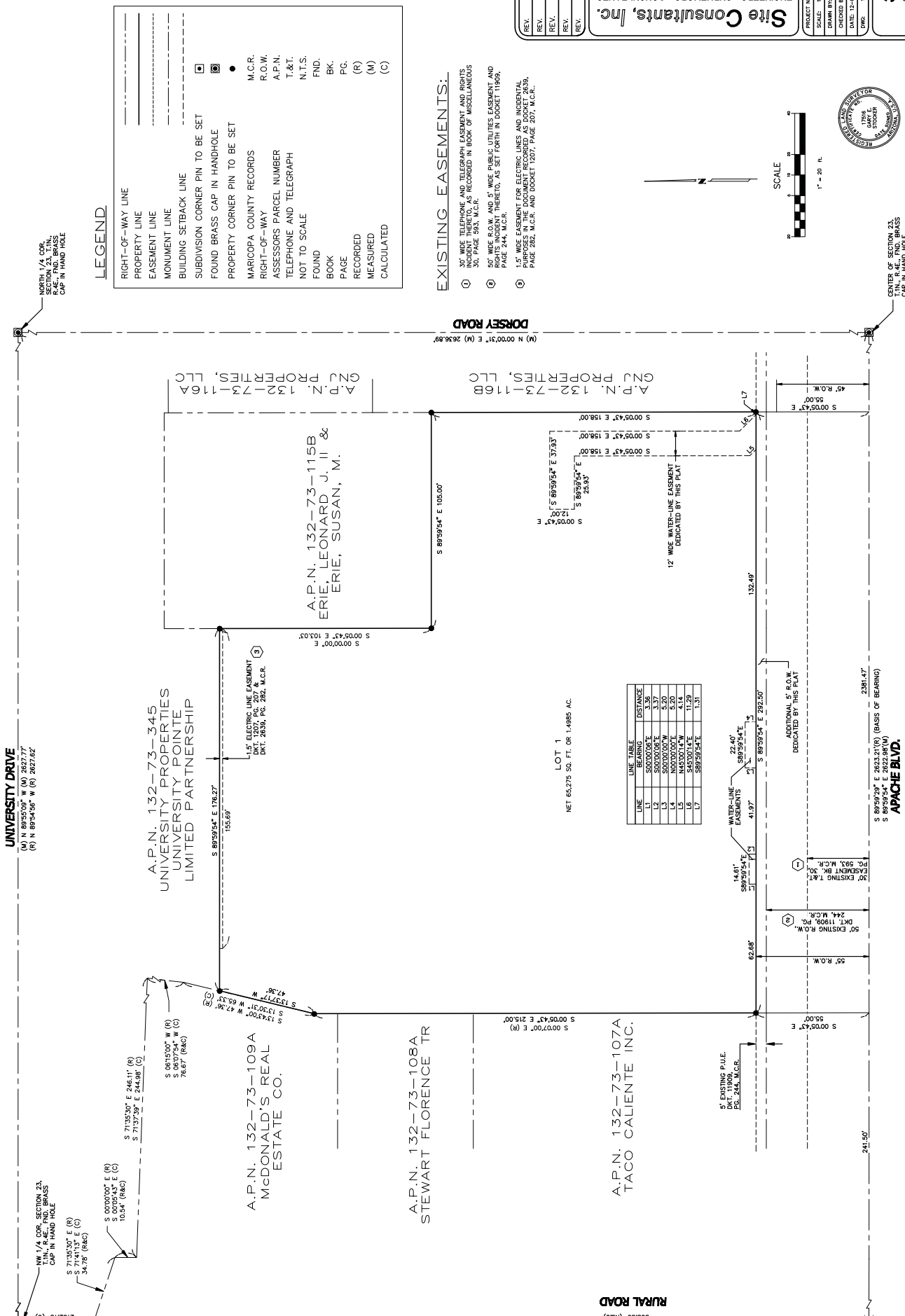
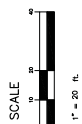
SBD07021

DSO60230

APACHE BLVD.

WEST 1/4 COR. SECTION 23,
T.1N., R.4E., TND. BRASS
CAP IN HAND HOLE

CENTER OF SECTION 23,
T.1N., R.4E., TND. BRASS
CAP IN HAND HOLE



LINE	BEARING	DISTANCE
L1	S 000°00'00\"	3.39
L2	S 000°00'00\"	5.20
L3	S 000°00'00\"	5.20
L4	S 000°00'00\"	5.20
L5	S 000°00'00\"	5.20
L6	S 000°00'00\"	5.20
L7	S 000°00'00\"	5.20

- EXISTING EASEMENTS:**
- 30' WIDE TELEPHONE AND TELEGRAPH EASEMENT AND RIGHTS INCIDENT THERETO, AS RECORDED IN BOOK OF MISCELLANEOUS 30, PAGE 608, M.C.R.
 - 15' WIDE EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2639, PAGE 282, M.C.R. AND DOCKET 1207, PAGE 207, M.C.R.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- BUILDING SETBACK LINE
- SUBDIVISION CORNER PIN TO BE SET
- FOUND BRASS CAP IN HANDHOLE
- PROPERTY CORNER PIN TO BE SET
- MARICOPA COUNTY RECORDS
- RIGHT-OF-WAY
- ASSESSORS PARCEL NUMBER
- TELEPHONE AND TELEGRAPH
- NOT TO SCALE
- FOUND
- BOOK
- PAGE
- RECORDED
- MEASURED
- CALCULATED

UNIVERSITY DRIVE
(M) N 89°55'09\" W (M) 2827.77'
(R) N 89°54'56\" W (R) 2827.82'